



**THE EMPIRICAL INVESTIGATION ON FACTOR THAT AFFECT  
THE HOUSING PRICE IN MALAYSIA**

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**BACHELOR OF BUSINESS ADMINISTRATION**

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- This work has not previously been accepted in substance for any degree, locally or overseas and is not being concurrently submitted for this degree or any others degrees.
- This project paper is the result of my independent work and investigations, except where otherwise stated.
- All verbalism extract have been distinguished by quotation and sources of my information have been specifically acknowledge.

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## **LETTER OF SUBMISSION**

January 2016

The Head of Program  
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Dear Sir/Madam,

### **SUBMISSION OF PROJECT PAPER**

Attached is the project paper titled “**THE EMPIRICAL INVESTIGATION ON FACTOR THAT AFFECT THE HOUSING PRICE IN MALAYSIA**” to fulfil the requirement as needed by the Faculty of Business Management, University Technology MARA.

Thank you.

Yours sincerely,

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Bachelor of Business Administration (Hons) (Finance)

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## **ABSTRACT**

The aim of this study is to investigate the relationship between Consumer Price Index, Base Lending Rate and Population to the Malaysia housing price. The study used Single Linear Regression and Multiple Linear Regression in order to find the relationship among those variables. The quarterly data of all variable is collected from 1<sup>st</sup> Quarter 2000 until 4<sup>th</sup> Quarter 2014. From the result, it reveals that not all these variable have a significant positive relationship towards Malaysia House Price Index. The result indicate that only the base lending rate are not significantly with Malaysia House Price Index. These results further our understanding of the relationship between the Malaysia House Price Index and should be useful for regulator, investor and speculator.

*Keywords: housing price, Malaysia, CPI, BLR, population*